



Stevenson Drive, Spital

£1,200 PCM



LESLEY HOOKS
ESTATE AGENTS





This charming semi-detached house, located in the highly desirable residential area of Spital, is ready for you to move straight in. The inviting layout begins with a porch leading into a bright and open-plan lounge and dining area, perfect for both relaxing and entertaining. The smart fitted kitchen offers a contemporary feel and plenty of practical space. Upstairs, you'll find three generously sized bedrooms and a stylish three-piece bathroom complete with a shower and a screen over the bath, combining functionality with modern touches. Externally, the property benefits from a driveway with off-road parking leading to a garage, while the rear garden features a lovely patio area, ideal for outdoor gatherings or enjoying some quiet time.

Conveniently positioned, the home is within walking distance of local primary, secondary, and grammar schools. For commuters, motorway links providing easy access to Liverpool and Chester are just a few minutes' drive away, making this property perfectly placed for both family life and travel. Council tax band C. EPC rating D



Porch

5'5" (1.65m) x 3'2" (0.97m)

Lounge Dining Room

23'4" (7.11m) Max x 11'0" (3.35m) Max

Kitchen

9'9" (2.97m) x 7'10" (2.39m)



Bedroom One

11'9" (3.58m) x 10'7" (3.23m)

Bedroom Two

11'3" (3.43m) x 10'6" (3.2m)

Bedroom Three

8'6" (2.59m) x 8'5" (2.57m)

Bathroom

8'5" (2.57m) x 8'1" (2.46m)

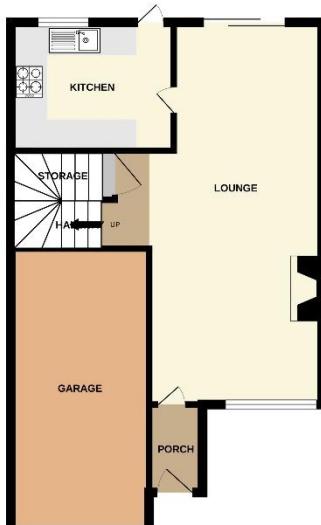
Garage

17'0" (5.18m) x 8'5" (2.57m)

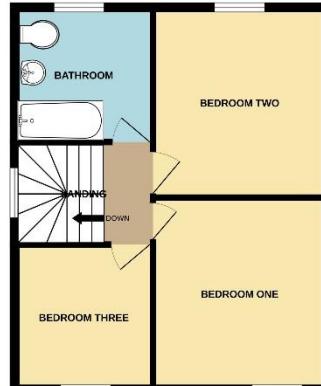




GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A	86	
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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TOTAL FLOOR AREA - 951 sq.ft. (88.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for guidance purposes only and must not be relied upon as a prospective purchase. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.